

WATER CONSERVATION REQUIREMENTS
LIBERTY RIDGE, JAMES CITY COUNTY

1. Water Efficient Landscaping

- a. No more than 10,000 square feet on each single family lot, not to exceed a total of 125 lots, and an additional 20,000 sf within the development on open space parcels shall be permitted turf irrigation. The secondary entry feature and signage on SPC-6 and adjacent to lot 90 at the intersection of Mallory Place with Centerville Road will have water provided via a one inch long side water service connection from the existing waterline in Centerville Road. Since this secondary entry feature and signage are located within the PSA, this area will be permitted an additional 10, 000 square feet for turf irrigation.
- b. Primary plantings, including those on residential lots, should be drought tolerant, low water use plants. Where appropriate, non-invasive native plants are recommended. A suggested plant list is available from the JCSA.
- c. Wherever possible, existing trees and vegetation shall be retained.
- d. Trees located in turf areas and all landscape beds shall be mulched with a minimum of two to three inches of one of the following organic mulches; shredded bark, shredded leaves, pine nuggets, and pine straw and shall be maintained and replenished annually.
- e. Landscape and irrigation plans for each lot and common areas must be approved by the Liberty Ridge Architectural Review Board (ARB) prior to performing any work. ARB approval will be provided to JCSA.

2. Irrigation Systems and Indoor Appliances

- a. Pre-existing vegetation shall not be irrigated.
- b. No irrigation wells will be permitted with the exception of item 2h, below.
- c. Irrigation systems shall not be manually operated by the Residents and shall be programmed to deliver a maximum of the equivalent of one inch of water per week, less if it rains, for each single family lot and the common areas identified in 1a, above.
- d. Irrigation for odd numbered and even numbered lots shall occur on alternating days and a maximum of three days per week, and irrigation will be permitted only between May 1st and September 30th. All JCSA conservation requirements shall be followed.
- e. Residential property irrigation systems for landscape beds and turf areas shall be a Techline drip line irrigation system manufactured by Netafim USA or an approved equal. Irrigation systems using pop-up rotating sprinkler heads are prohibited.
- f. All irrigation systems for each single family lots and common areas shall utilize a Intelli-Sense Series Controller, or approved equal. The development will separate the odd numbered and even number lots into one of four sectors that will limit irrigation to a maximum of four hours for each region, three days per week, so no more than one eighth of the total number of lots in the development will have individual lot irrigation systems operating at any one time. The sectoring shall be based on the JCSA odd/even strategy including no watering on Mondays and no watering from 9:00 a.m. to 5:00 p.m. Moreover, each individual lot irrigation system will be separated into four zones of 2,500 square feet, so that only one zone per lot with no more than 7.26 gallons per minute being irrigated at any one time.

- g. Builder installed hot water heaters, washing machines and dishwashers should be water efficient models.
- h. A temporary, four inch diameter, artesian well will be permitted to be installed to provide water for irrigation for the front entry feature and signage, domestic and irrigation water for the temporary and permanent sales centers, and for potable water for construction predicated that the well will shut off and capped in accordance with JCSA requirements within one year from the day when water is available from the water production facility for Liberty Ridge.

3. Changes and amendments;

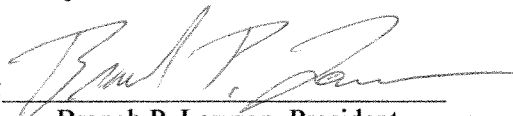
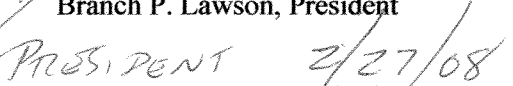
- a. The Liberty Ridge Architectural Review Board reserves the right to amend or change these Water Conservation Requirements from time to time with or without notice; provided, however, JCSA must approve any change.
- b. Written notice of any changes shall be sent to all members of the HOA within ten (10) days of adoption and approval.

4. Enforcement;

- a. Water Conservation Requirements of the Liberty Ridge Home Owners' Association shall be fully enforceable by the Board of Directors as provided for in the Association By-Laws. The HOA shall also provide or assign an agent to perform annual inspections of individual lot and common space irrigation systems to assure compliance.
- b. From time to time JCSA and James City County may adopt generally applicable water conservation rules. The Liberty Ridge HOA shall incorporate those rules and regulations and they shall be fully enforceable by the Liberty Ridge HOA as well as the JCSA and James City County.

WITNESS the following signature and seal:

JCC, LLC
A Virginia Limited Liability Corporation
By: JCC Management Corporation, a Virginia Corporation

By: 
Branch P. Lawson, President

PRESIDENT 2/27/08
Title Date

Approved:


Larry M. Foster, General Manager

2-27-08
Date